

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES**



**DETERMINATION AND FINDINGS
FOR
SOLE SOURCE PROCUREMENT**

Agency: Department of General Services

Caption: Office of the Chief Medical Examiner's Histology Laboratory Redesign at the Consolidated Forensic Laboratory

Contractor: Hellmuth Obata and Kassabaum, Inc.
3223 Grace Street, NW
Washington, DC 20007

1. AUTHORIZATION:

D.C. Code Section 2-354.04 and DCMR 47, Section 4718.

2. MINIMUM NEED:

The Department of General Services (DGS) on behalf of the Office of the Chief Medical Examiner (OCME), have an immediate need for a design/engineering firm to perform redesign services of the histology laboratory and specimen storage at the Consolidated Forensic Laboratory (CFL) located at 401 E St., SW, Washington DC.

3. ESTIMATED REASONABLE PRICE:

The estimated fair and reasonable price is up to \$70,000.00.

4. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

In 2006, Hellmuth, Obata, and Kassabaum, Inc. (HOK) was awarded the design services contract for the new CFL project, which included all the laboratory spaces that the OCME occupies within the CFL. These spaces consist of floors 1 (partial), floor 5 and floor 6. Construction of the facility was completed in the fall of 2012 and OCME moved to the new CFL in October 2012.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES**



Post occupancy, OCME had a need to expand the histology laboratory function to support agency operational needs.

HOK was the Architect of Record responsible for all design and engineering services for this \$210M new state-of-the-art LEED Platinum CFL project. As part of their original design/engineering services, HOK designed all of OCME lab spaces at the new CFL and were involved throughout the entire construction phase, providing construction administration services (CA or Title II services).

The CFL building is a complex LEED Platinum state-of-the-art facility with an extensive HVAC, controls, and drainage systems. Being the Architect of Record, HOK has a vast database of the facility's building components, drawings and specifications on file which in turn would result in less funding and time needed to successfully complete the additional new design work promptly.

The scopes of services include, but are not limited to:

- Meeting with the end user to define the new requirements for the new histology lab.
- Meeting with the end user to define the new requirements for the specimen Storage.
- Providing designs that support the new OCME workflow for the histology lab, while maintaining compliance with applicable design standards, including safety standards. This includes making design revisions for associated building systems including HVAC, lab drainage, and building controls within the affected area(s).
- Meeting with authorities having jurisdictions to ensure all required permits are obtained.
- Providing construction CA services while in construction phase.

Additionally, HOK, its employees, and design consultants, having been involved in the CFL project since inception and overseen the construction phase for the past 6 years; has intimate knowledge of the CFL building infrastructure and systems, the OCME laboratory layout, security rules and regulations required for personnel entering and leaving the facility; and are familiar with the restrict access requirements imposed by OCME and Protective Services Police Department (PSPD) Security Officers.

Based on the above and for continuity of services, it is in the best interest of the District to allow HOK, the original design-engineering firm and the Architect of Record for the CFL, to perform the required additional design work. This will ensure a design that will

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES**



comply with and complement design standards, applicable safety codes, OCME operational workflow and work with the other building systems.

5. CERTIFICATION BY THE DEPUTY DIRECTOR OF CAPITAL CONSTRUCTION SERVICES:

I hereby certify that the above findings are correct and complete.

Date

June Locker

6. CERTIFICATION BY THE MANAGER OF CONSTRUCTION SERVICES:

I have reviewed the above findings and certify that they are sufficient to justify the use of the single available source method of procurement under the cited authority. I certify that the notice of intent to award a sole source procurement action was published in accordance with 27 DCMR 4718 and that no response was received. I recommend that the Department of General Services, Contracts and Procurement Associate Director/ Contracting Officer approve the use of the sole source procurement method for this proposed procurement action.

Date

Diane Wooden

DETERMINATION

Based on the above findings and in accordance with the cited authority, I hereby determine that it is not feasible or practical to invoke the competitive solicitation process under either Section 402 or 403 of the District of Columbia Procurement Practices Reform Act of 2010 (D.C. Law 18-371; D.C. Official Code § 2-354.02 or 2-354.03). Accordingly, I determine that the District is justified in using the sole source method of procurement.

Date

JW Lanum
Associate Director/Contracting Office